



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1513 W. 41st Street

DATE: January 9, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

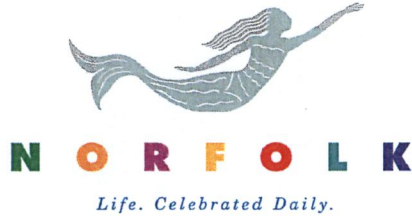
Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	1513 W. 41 th Street	Neighborhood:	Lamberts Point
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	1 Story Single Family	Proposed Lot Size:	25 Ft. x 100 Ft.
House Size: (Width x Depth)	18.8 Ft. x 49.8 Ft.	Square Footage:	915 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information


Applicant Name:	Balance Builders, Inc.	Date of Application:	April 14, 2014
Mailing Address:	2525 Oconee Ave. #101		
City, State, Zip Code:	Virginia Beach, VA 23451		
Phone Number:	757.498.8810	E-Mail:	

Property Information

Location:	1513 W. 41st Street	Neighborhood:	Lamberts Point
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	1 Story Single Family	Proposed Lot Size:	25 Feet X 100 Feet
Proposed House Size:	18.8 Feet x 49.8 Feet	Square Footage:	915 SF

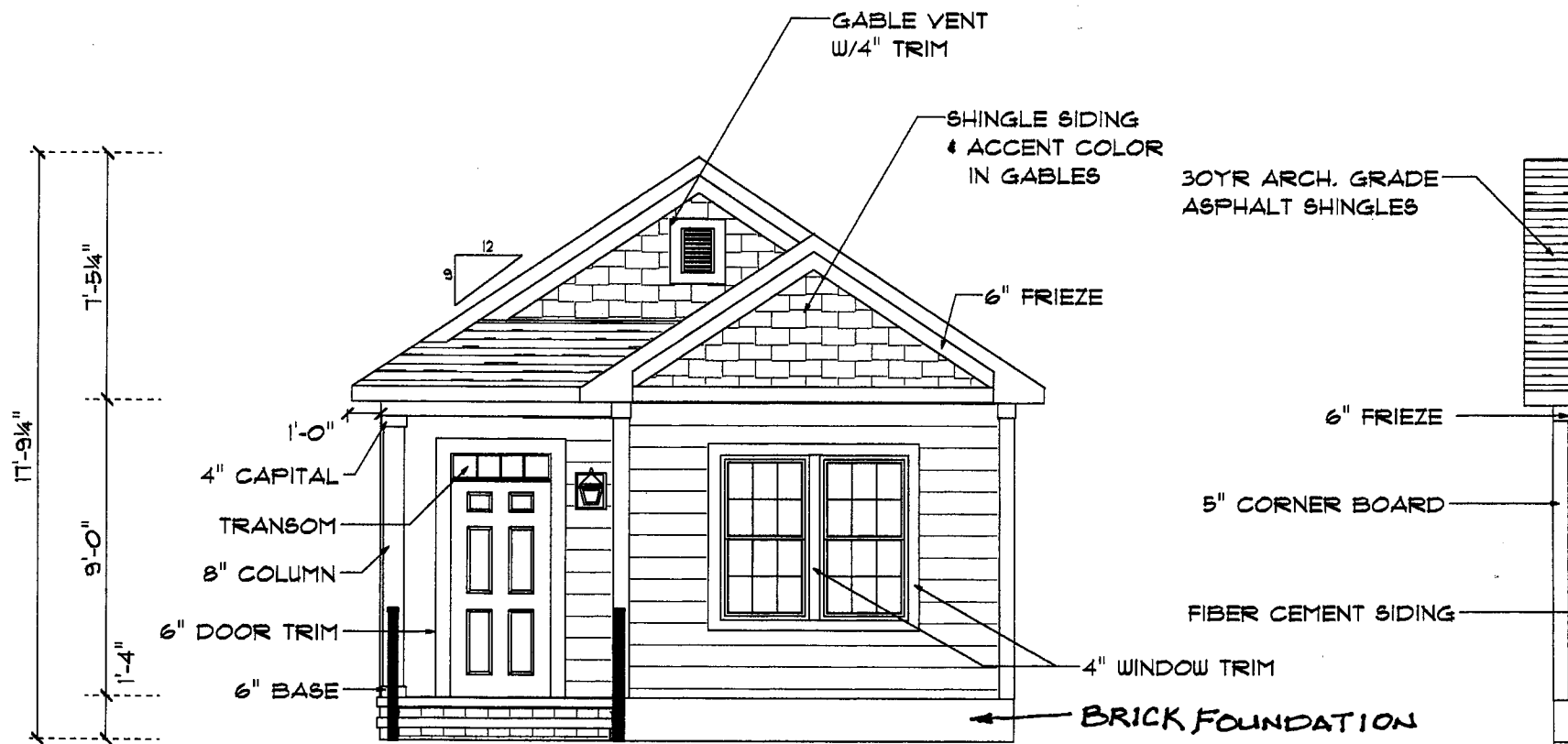
The proposed building plans and elevations for development of the site at 1513 W. 41st Street and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


George Homewood, AICP, Director
City Planning

December 23, 2014
Date

BC: City Manager's Office
City Planning Director
Program Manager
Building Official



ABBREVIATIONS AND LEGEND

IRF = IRON ROD FOUND
M.B. = MAP BOOK
NAVD 88 = NORTH AMERICAN
VERTICAL DATUM OF 1988
PG. = PAGE
R.O.W. = RIGHT OF WAY
RP = RED PAINT
SBL = SET BACK LINE
TBM = TEMPORARY BENCHMARK
EC = EDGE OF CONCRETE
TC = TOP OF CURB
FL = FLOW LINE

HOUSE PLAN NOTE

MIDATLANTIC SURVEYING AND LAND
DESIGN, INC. IS NOT A PARTY TO
ANY ARCHITECTURAL OR STRUCTURAL
DESIGN FOR THE PROPOSED
STRUCTURE INDICATED HEREON.

PARCEL INFORMATION

GPIN: 1428371852
OWNER: LOMAH, LLC
REFERENCES:
MAP BOOK: 2, PG. 72
ZONING: R-8
SET BACKS:
FRONT 25' (ADJOINERS ARE 25')
REAR 25'
INTERIOR SIDES 5' (3' NON-CONFORMING)
CORNER SIDE 10' (3' NON-CONFORMING)
MAX. HEIGHT: 35'
AREA: 2,500 S.F./ 0.057 ACRES

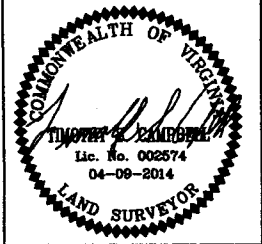
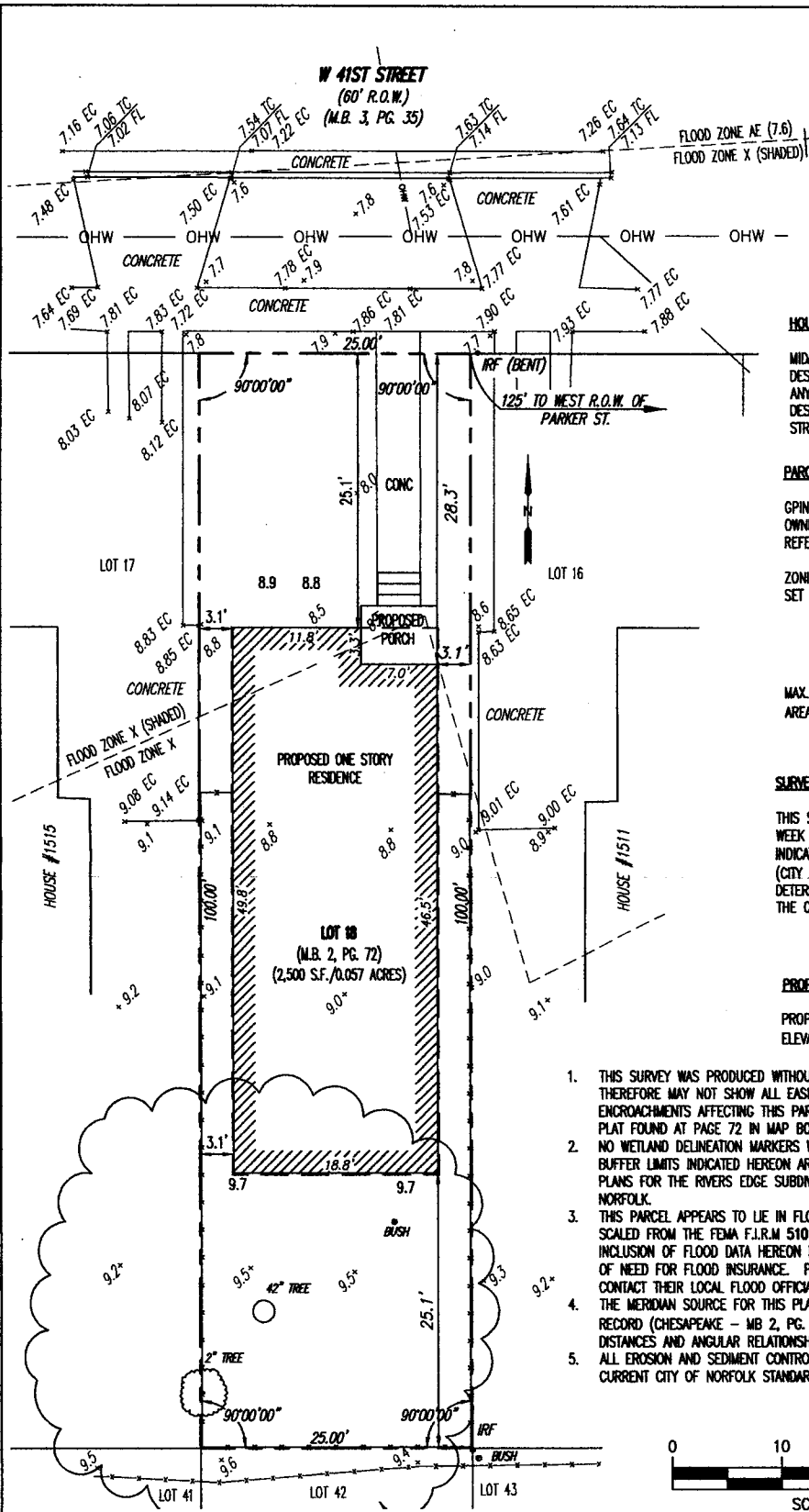
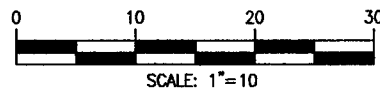
SURVEY INFORMATION

THIS SURVEY WAS PERFORMED DURING THE
WEEK OF APRIL 7, 2014. THE ELEVATIONS
INDICATED HEREON ARE BASED ON NAVD 88
(CITY OF NORFOLK 2000) VERTICAL DATUM AS
DETERMINED BY DIFFERENTIAL LEVELING FROM
THE CITY OF NORFOLK CONTROL STATION GPS 027.

PROPOSED ELEVATION

PROPOSED FINISHED FLOOR
ELEVATION 10.5' (NAVD 88).

1. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS OR NON-VISIBLE ENCROACHMENTS AFFECTING THIS PARCEL. THIS SURVEY IS REFERRED TO THE PLAT FOUND AT PAGE 72 IN MAP BOOK 2.
2. NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THIS SURVEY. THE BUFFER LIMITS INDICATED HEREON ARE AS SCALED FROM THE APPROVED DESIGN PLANS FOR THE RIVERS EDGE SUBDIVISION AT THE DIRECTION OF THE CITY OF NORFOLK.
3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X AND X-SHADED AND AS SCALED FROM THE FEMA F.I.R.M 5101 04080 F DATED SEPT 2, 2009. THE INCLUSION OF FLOOD DATA HEREON DOES NOT INDICATE THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PARCEL OWNERS OR DEVELOPERS SHOULD CONTACT THEIR LOCAL FLOOD OFFICIAL.
4. THE MERIDIAN SOURCE FOR THIS PLAT IS BASED AS INDICATED ON THE PLAT OF RECORD (CHESAPEAKE - MB 2, PG. 72) NOT INDICATING ANY BEARINGS. ALL DISTANCES AND ANGULAR RELATIONSHIPS WERE VERIFIED ON THE FIELD.
5. ALL EROSION AND SEDIMENT CONTROL FEATURES TO BE INSTALLED ACCORDING TO CURRENT CITY OF NORFOLK STANDARDS.



SITE PLAN
OF
LOT 18, BLOCK 7
"LAMBERTS POINT"
(D.B. 201, PG. 482)
(MAP BOOK 2, PAGE 72)
NORFOLK, VIRGINIA
04-09-14
REVISED 11-19-14
SCALE: 1" = 10'

MIDATLANTIC
SURVEYING & LAND DESIGN

5305 CLEVELAND STREET, SUITE 102
VIRGINIA BEACH, VA 23462
www.mas-ld.com
PHONE: 757-557-0888 / FAX: 757-557-6776